



# SITE AVAILABLE | WOODBRIDGE CROSSING

3440 FM-544 | Wylie, Texas 75098



## AVAILABLE SPACE

- Inline Space ± 6,201 SF
- Inline Space ± 2,050 SF
- Pending ± 8,348 SF
- Lot 11 – ± 2,050 SF Inline Space
- Lot 12 – ± 1.03 Acres
- Lot 13 – ± 1.03 Acres
- Lot 14 – ± 1.62 acre pad site
- Lot 15 – ± 1.04 acre corner pad site

## TRAFFIC COUNTS

FM-544 – 53,439 CPD  
 McCreary – 17,427 CPD  
 Source: Wylie EDC 2018

## RATES | NNN & PRICE

Call for pricing

WOODBRIDGE CROSSING  
Wylie, TX

## PROPERTY INFORMATION

- Signal controlled center with easy access from FM-544, McCreary Road, and Springwell Road
- Center provides convenient shopping to the residents of the expanding Woodbridge master planned housing communities
- Area retailers: Target, TJ Maxx, HomeGoods, Ross Dress For Less, PetsMart, Five Below, and more

## CONTACT

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## DEMOGRAPHICS (based on 2018 data)

Variable	Community Population	Primary RTA
2018 Population	54,607	135,603
Average HH Income	\$101,631	\$118,333
Median Age	35.03	36.14

\* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

Additional reports: <http://www.retail360.us/wylie-tx/>

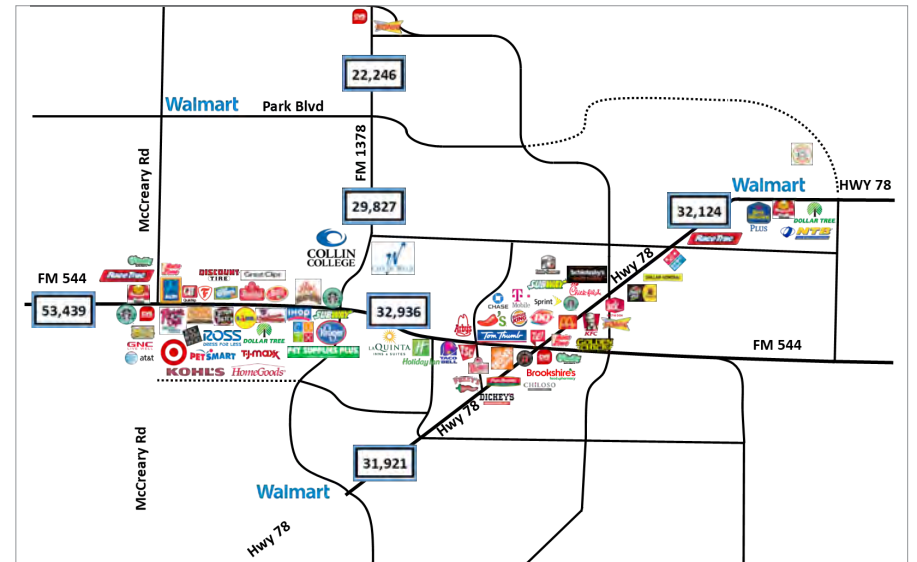
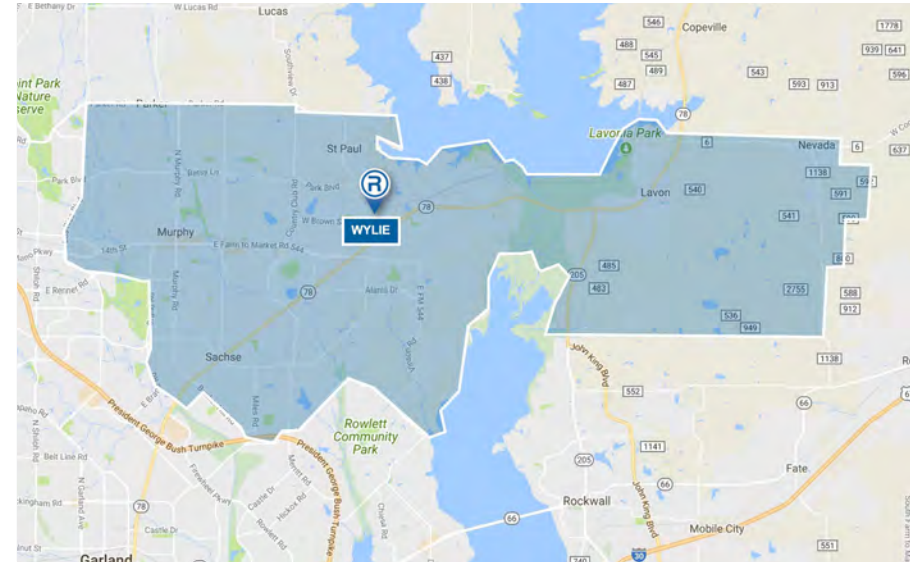
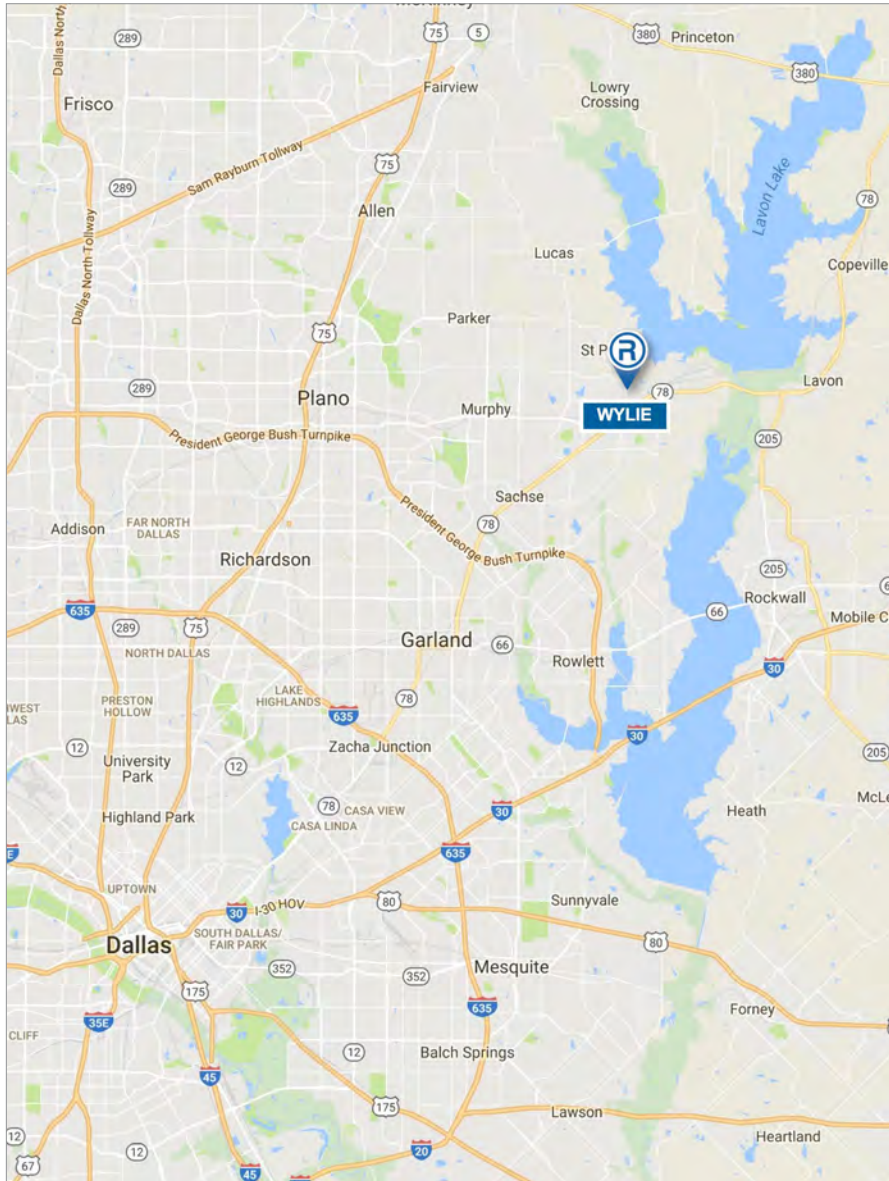
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)

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